

WHEREAS, Chatham Industrial Properties, applicant, has submitted application RC230264, requesting classification to M-1, Light Industrial, of the above-described property, consisting of 7.1 acres, located on the north and south sides of Kings Highway, east of the CSX Rail Line, within the George Washington Election District; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission, staff and testimony at the public hearing; and

WHEREAS, the Board has determined that the requested zoning is compatible with the surrounding land uses and zoning; and

WHEREAS, the Board finds that public necessity, convenience, general welfare, or good zoning practice requires adoption of an ordinance to reclassify the subject property;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 17th day of June, 2003 that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending the zoning district map to classify to M-1, Light Industrial, Assessor's Parcel 54-68B as shown on the plat entitled "Plat of Survey of 2 Parcels Containing 29.763 Acres", dated December 1998, prepared by Darrell M. Caldwell, LS.

Planning; Amend the Subdivision and Zoning Ordinance Regarding Low-Impact Development (LID); Definition of Resident; Buffers and Landscaping in a Planned Development, PD-2, Zoning District. Mr. Jeff Harvey, Director of Planning, gave a presentation.

The Chairman opened the public hearing.

The following persons spoke:

Arthur Hart

John Tippet

Joe Brito

The Chairman closed the public hearing.

Mr. Gibbons motioned, seconded by Ms. Hilliard, to adopt proposed Ordinance O03-26.

The Voting Board tally was:

Yea: (7) Cavalier, Fields, Gibbons, Hilliard, Osborn, Pash, Snellings

Nay: (0)

Ordinance O03-26 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN SECTION 22-152,
LOTS FOR STORMWATER MANAGEMENT FACILITIES, AND
SECTION 22-221, WHERE REQUIRED, OF THE SUBDIVISIONS ORDINANCE,
AND SECTION 28-59, HIGHWAY CORRIDOR OVERLAY DISTRICT (HC),
SECTION 28-86, LANDSCAPING STANDARDS, AND SECTION 28-256,
REQUIRED STANDARDS AND IMPROVEMENTS GENERALLY, OF THE
ZONING ORDINANCE

WHEREAS, at a meeting on March 18, 2003, the Board adopted a new Stormwater Management Ordinance to implement a low-impact development (LID) alternative for stormwater management design plans; and

WHEREAS, the Land Use Plan recommends that LID measures be adopted; and

WHEREAS, the Board desires to amend the Subdivisions and Zoning Ordinances to provide the mechanisms and incentives for developers to implement LID stormwater management design plans; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission, staff, and the testimony of the public hearing;

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 17th day of June, 2003, that Sections 22-152 and 22-221 of the Subdivisions Ordinance and Sections 28-59, 28-86 and 28-256 of the Zoning Ordinance be and they hereby are amended and reordained as follows, with all other portions remaining the same:

Sec. 22-152. Lots for stormwater management facilities.

(a) All stormwater management facilities, excluding low-impact development integrated management practices, located in residential subdivisions shall be located on ~~lots~~ parcels conveyed to and maintained by a homeowners association. Such ~~lots~~ facilities shall have a storm drainage easement located around the facility in accordance with the Stafford County Stormwater Management Design Manual. Storm drainage easements surrounding the stormwater management facility shall be fully contained within the ~~lot~~ parcel. Low-impact development integrated management practices shall be permitted on residential building lots in accordance with the provisions of Chapter 21.5 of this Code.

(b) Open space parcels for stormwater management facilities shall be exempt from the provisions of section 22-144.

(c) Provision shall be made for adequate access to ~~lots or~~ parcels with stormwater management facilities by means of an ingress easement or public right-of-way.

Sec. 22-221. Where required.

Curb, gutter and sidewalks shall be required, at a minimum, for all streets, accessways or service drives in subdivisions as follows:

(1) Require curb and gutters on lots less than thirty thousand (30,000) square feet in size: except for low-impact development sites in accordance with the provisions of Chapter 21.5 of this Code where curb and gutters shall not be required on lots greater than ten thousand (10,000) square feet in size.

(2) Require ~~curb, gutter and~~ sidewalks on lots less than fifteen thousand (15,000) square feet in size- except for low-impact development sites in accordance with the provisions of Chapter 21.5 of this Code where sidewalks shall not be required on lots of any size subject to the provisions of Section 22-223.

(3) Require curb, gutter and sidewalks on all lots within cluster subdivisions- except for low-impact development sites in accordance with Chapter 21.5 of this Code. In low-impact development sites, curb and gutters shall not be required on lots greater than ten thousand (10,000) square feet in size, and sidewalks shall not be required on lots of any size subject to the provisions of Section 22-223.

(4) Low-impact development sites shall provide engineered vegetated swales, in lieu of curb and gutters, along streets for stormwater conveyance and treatment in accordance with the provisions of Chapter 21.5 of this Code.

Sec. 28-59. Highway Corridor Overlay District (HC).

(f) *Development standards.* All residential uses shall be subject to the use limitations and development standards set forth in the underlying land use district(s) and, in addition, shall be subject to the following HC limitations:

(4) Parking areas and driveways shall be paved with concrete, bituminous concrete, or other similar material- except for low-impact development sites in accordance with the provisions of Chapter 21.5 of this Code where pervious paving blocks and other similar materials may be allowed as approved by the Agent. Surface treated parking areas and drives shall be prohibited. Concrete curb and gutter shall be installed around the perimeter of all driveways and parking areas. Drainage shall be designed so as to not interfere with pedestrian traffic.

Sec. 28-86. Landscaping standards.

(e) *Parking lot stormwater management.* Bioretention facilities, filter strips, swales and other practices that treat stormwater runoff may be placed in parking lot landscaping areas provided they meet all the standards in this section and Chapter 21.5 of this Code. The planting areas in such stormwater practices may be counted toward landscaping requirements provided they meet all the standards in this section.

Sec. 28-256. Required standards and improvements generally.

(c) In addition to improvements and standards specified in other sections of this article, the following minimum standards and improvements shall also be required:

- (5) Interior travel lanes, driveways and parking bays to be constructed in accordance with county standards and are to be congruous with the public street to which the travel lanes, driveways and parking bays are connected. Every parking bay shall be so constructed that no vehicle, when parked, will overhang property lines or travel lanes. At a minimum, all surfaces shall be to VDOT standards, excluding low-impact development sites in accordance with the provisions of Chapter 21.5 of this Code; provided, however, that churches, clubs, fraternal organizations and other similar uses which have infrequent demands upon parking areas may, upon presentation of written justification, be granted relief from part or all of the paving requirements by the board of supervisors, and this relief may be requested concurrent with the site plan review. At a minimum, however, parking and driving areas for the aforesaid uses shall be surfaced with crushed stone in an amount sufficient to prevent soil erosion, abate dust and provide an adequate driving surface. Contractors' equipment and vehicle storage areas, rural home businesses, landscaping businesses, plant nurseries, and parking areas in floodplains and CRPAs shall be exempt from paving requirements.

Mr. Gibbons motioned, seconded by Mr. Osborn, to adopt proposed Ordinance O03-28.

The Voting Board tally was:

Yea: (7) Cavalier, Fields, Gibbons, Hilliard, Osborn, Pash, Snellings

Nay: (0)

Ordinance O03-28 reads as follows:

AN ORDINANCE TO AMEND AND REORDAIN SECTION 28-25,
DEFINITION OF SPECIFIC TERMS OF THE ZONING ORDINANCE
TO DEFINE RESIDENT

WHEREAS, the Zoning Ordinance does not define resident; and

WHEREAS, the Board desires to have regulations that are clear, concise and easily understood; and

WHEREAS, the Board has carefully considered the recommendation of the Planning Commission, staff, and the testimony at the public hearing; and

WHEREAS, the Board finds that the public necessity, convenience, general welfare, or good zoning practice requires adoption of such an ordinance:

NOW, THEREFORE, BE IT ORDAINED by the Stafford County Board of Supervisors on this the 17th day of June, 2003 that the Zoning Ordinance for Stafford County be and it hereby is amended and reordained by amending Section 28-25 as follows with all other portions remaining the same:

Sec. 28-25. Definition of specific terms.

Resident. A person who resides in one (1) dwelling for more than ninety (90) days in a calendar year.